

**REPORT 1**  
(1215/52/IM)

## **DISPOSAL OF PROPERTIES – 106 TO114 GLANMIRE ROAD, NEWLANDS**

### **1. Purpose of report**

The purpose of this report is to seek the Committee's recommendation that Council not uphold three objections to a proposal to revoke the reserve status of land at 106 - 114 Glanmire Road, Newlands to enable its disposal.

Refer to Appendix 1 for an aerial plan of the four sites in Glanmire Road and their areas.

### **2. Executive summary**

In May 2012, the Council agreed to revoke the reserve status of four land parcels in Glanmire Road and dispose of them. Refer to Appendix 2 for a copy of the previous committee report and Council minutes.

After public consultation three objections were received. The objections relate to the ecological and recreational values of the land and the possible impact that development might have on neighbouring properties and traffic in the street.

If the Council upholds any of the objections then the proposal to revoke the reservation against these properties so that they may be sold will not proceed. If the Council does not uphold the objections, the recommendation to revoke the reserve status will be forwarded to the Department of Conservation ("DOC") for consideration and ministerial consent to the reserve revocation and disposal.

### **3. Recommendations**

Officers recommend that the Committee:

- 1. Receive the information.*
- 2. Agree to recommend to Council that the objections from Mr Deane Virtue, Ms Neoni Humphreys and Mr Dan Merdler, and Mr Josh Southee to the proposal to revoke the reserve status of Lots 1-4 DP 50108 at 106 – 114 Glanmire Road, Newlands (the "Properties") not be upheld to enable their disposal.*

3. *Note that the consent of the Minister of Conservation will need to be obtained for the revocation in accordance with section 224 of the Reserves Act 1977.*
4. *Note that the Properties may be disposed of by the Council in such manner, at a price and on terms and conditions as the Council determines, the net proceeds from a sale to be paid into the general funds of the Council to offset Council borrowing.*

## **4. Background**

### **4.1 The proposal**

This proposal involves the disposal of the four land parcels in Glanmire Road, Newlands (Lots 1-4 DP 50108) shown in Appendix 1. Following a review of the Newlands / Paparangi reserves network, the Parks and Gardens team determined that the land was not required for reserve purposes. No other business unit expressed an interest in retaining the land for other Council purposes following internal consultation.

On 10 May 2012 and 24 May 2012 respectively, the Strategy and Policy Committee and Council approved the proposal to dispose of this land (refer to Appendix 2 for the minutes of the meeting of 24 May 2012 and the report to the Strategy and Policy Committee on 10 May 2012).

The sites are classified as recreation reserve and their reserve status must be revoked before they can be disposed of. The Reserves Act 1977 (the "Act") requires any proposal to revoke the reserve status of land subject to the Act to be notified to the public for at least one month, as well as approval from the Minister of Conservation.

### **4.2 Public consultation**

Public consultation was carried out in 2009 by Parks and Gardens during its review of the Newlands/Paparangi reserves network. Of 28 submitters, 65% were not aware of this reserve.

Following Council's decision on 24 May 2012 to proceed with reserve revocation, officers undertook specific public consultation on the proposal. The consultation ran for one month between 5 June and 6 July 2012, in accordance with section 24 of the Act. An advertisement was placed in The DominionPost, letters were sent to owners and occupiers of neighbouring properties (which included a freepost feedback form) and the Newlands Paparangi Residents Association (NPPA) and details were listed on the Council's website with links to the first report to the Strategy and Policy Committee and related documents. Copies of the proposal were also made available in the Central Library and Service Centre.

Three written objections were received – see Appendix 3. The objections noted the current value of the area as recreation reserve, stating that the land is home

to native birds and used by children as a play area. Some objections also noted that if the sites were developed for residential use, this may lead to congestion in the street and have a negative impact on neighbouring properties.

On 11 July 2012, officers responded to each of the objectors, noting their concerns, responding on the specific points raised and inviting them to make an oral presentation to committee in support of their objections. None took up the opportunity to present to Committee, though one did request a copy of this report (which has since been provided to all three objectors).

The Committee now needs to decide on whether to recommend to Council to proceed with the reserve revocation proposal in light of the objections. This report sets out the objections raised and provides officers' comments on these. Two major grounds were raised in objection to the proposal:

- the land has recreational and ecological values; and
- residential development of the land may negatively affect neighbouring properties.

## **5. Discussion**

### ***5.1 Objections regarding the current value of the properties as recreational reserve***

Two objectors (Mr Virtue and Mr Southee) raised concerns that the land is currently home to native birds and Mr Virtue commented that local residents had planted the properties and that "given time it would be back to bush".

Mr Virtue also noted that the land is used by his children as a play area. Mr Virtue expressed the view that the nearby Edgecombe Street play area is "on one of the highest points in Newlands" and "exposed to all conditions, and gets winds from all directions, making it a little used park" and that there "is no vegetation there for the children to make their own fun." Mr Virtue suggested moving the Edgecombe Street play area to the Glanmire Road site.

### ***5.2 Officers' comments***

The decision to dispose of this land was made in 2011 following a review of the reserves network in Newlands / Paparangi. The assessment looked at the location of parks and reserves, their size, layout, visual appeal and accessibility, as well as the range of activities and environmental conditions within each park. In light of this assessment, Council officers determined that the subject land had limited open space value with better recreational options in the vicinity, such as Edgecombe Park and its play area.

While vegetation on this land may be visited by native birds, officers consider it to be of low ecological value because of its small size and early stage of regeneration, as well as its position in the wider open space network.

### **5.3 *Objections based on possible negative impact to neighbouring properties***

Two objections (one by Ms Humphreys and Mr Merdler and the other by Mr Southee) raised concerns as to how their properties would be affected if these four sections were developed for residential use, including loss of sun, views and privacy.

The objection by Ms Humphreys and Mr Merdler also noted that residential development on the sites would create more congestion on the roads and the increased number of cars on the road might be a hazard to existing pedestrian traffic.

### **5.4 *Officers' comments***

If the reserve is revoked, all future use and development of the subject land will be governed by the outer residential provisions in the District Plan, which takes into account the possible impact on neighbouring properties, including effects on views, privacy and sunlight planes. The District Plan specifies acceptable development parameters which are designed to strike a fair balance between the developer's needs and the impact on neighbouring properties. Officers note that there are overhead power transmission lines near the properties and under the District Plan, building in the vicinity of these is a discretionary restricted activity. Building restrictions may therefore be imposed (on Lot 4 in particular), subject to the view of Transpower NZ Ltd as owner of the overhead power transmission lines.

The proposal to redevelop the sites for residential use has been considered by Council's Vehicle Access Engineer, whose preliminary view (taking into account the maximum residential development potential) is that it would not raise any particular safety concerns as a result of increased vehicular activity.

### **5.5 *Financial considerations***

As noted in the previous report, a cost/benefit analysis of the proposal to dispose of the sites indicates the estimated net proceeds from sale of these will be between \$520,000 and \$620,000. Any costs of sale will be offset against sale proceeds.

In accordance with the Revenue and Financing Policy and the Investment and Liability Management Policies, the net sale proceeds will be used to offset Council borrowing, unless the Minister of Conservation directs the Council to use the proceeds for reserve purposes.

### **5.6 *Climate Change Impacts and Considerations***

There is no climate change implication associated with this paper.

### **5.7 *Long-Term Council Community Plan Considerations***

The disposal of this land is consistent with the Council's Long Term Plan 2012 – 2022, which provides that, where appropriate, the Council will dispose of under performing assets or those assets and investments that are not essential to the delivery of services and activities set out in the Council's Long Term Plan.

## **5.8 Next Steps**

The next steps in the process for this reserve revocation and disposal are:

- The Committee will now consider the three objections and make a recommendation to Council on whether to uphold any of them.
- If the Committee's decision is to uphold one or more objections, and the full Council agrees, then the reserve revocation proposal is effectively terminated.
- If it is decided to not uphold (i.e. reject) the objections and to proceed with the proposal, all objections received, any comments the Council has made on these and a copy of the Council's resolution in relation to them will be forwarded to DOC for consideration and ministerial consent to the revocation and disposal.
- If ministerial consent is obtained, the reserve will be revoked. This land is zoned Outer Residential, so there is no requirement to rezone before sale. Officers will organise the remaining steps to prepare the properties for sale. This may include an electrical investigation and drainage work or the Council may sell "as is" to a developer.
- Officers will engage real estate agents to market the properties for sale.
- Sale to new owner/s.

## **6. Conclusion**

Three objections were received in relation to this proposal following a month of public consultation. The objectors raised ecological, transport planning and development planning concerns.

Parks and Gardens' extensive review of the Newlands / Paparangi reserves network considered the value of these sites from an ecological and recreational perspective and determined that they were not required for reserve purposes.

The remaining concerns related to vehicle activity in the street and the future development of these sites. Any residential development of these properties must comply with the District Plan and issues as to vehicular access are considered as part of the building consent process.

The revocation of the properties' reserve status and their disposal is consistent with Council policy. Accordingly, officers recommend that the Committee not uphold the objections so that the proposal can proceed. The proposal and the objections must be reviewed by the DOC before ministerial consent to the revocation can be granted.

Contact Officers: *Rosalind Luxford, Property Projects*  
*Michael Oates, Parks and Gardens*

## SUPPORTING INFORMATION

### 1) Strategic fit / Strategic outcome

*The policy supports Council's overall vision of Wellington Towards 2040: Smart Capital. It is in line with the Council's financial principles, assets that are declared surplus to strategic or operation requirements are sold.*

*This paper supports Council's strategic direction for managing growth through the provision of adequate infrastructure.*

### 2) LTP/Annual Plan reference and long term financial impact

*Council's Long Term Plan 2012 – 2022 provides that, where appropriate, the Council will dispose of under performing assets or those assets and investments that are not essential to the delivery of services and activities set out in the Council's Long Term Plan.*

*The net proceeds of sale will be used to offset Council borrowing in accordance with Revenue and Financing Policy and the Investment and Liability Management Policies.*

### 3) Treaty of Waitangi considerations

*There are no Treaty of Waitangi implications.*

### 4) Decision-making

*This is not a significant decision. The report reflects the views and preferences of those with an interest in this matter who have been consulted with.*

### 5) Consultation

#### a) General consultation

*Consultation with the relevant internal business units has been carried out as part of this application. They have all advised that they have no objection to the proposal.*

*Public consultation has been carried out. Three objections were received and this report reviews and discusses these.*

#### b) Consultation with Maori

*Consultation with Iwi has been carried out and they have advised that they have no objections to the proposal.*

### 6) Legal implications

*Council's lawyers are being consulted on this proposal. All legal implications relevant to this proposal have been considered and are contained in this report.*

### 7) Consistency with existing policy

*The recommendations of this report are consistent with WCC policy and reflect the Council's proposals as per the Long Term Plan 2012 – 2022.*

# APPENDIX 1

## Aerial Plan



Minutes of Council Meeting of 24 May 2012;

### **Reports from Committees – Committee Decisions requiring Council approval.**

150/12C **STRATEGY AND POLICY COMMITTEE**

**Meeting of Thursday 10 May 2012**

(1215/11/IM)

(REPORT 2)

1. **ITEM 126/12P DISPOSAL OF PROPERTIES - 106 TO 114  
GLANMIRE ROAD, NEWLANDS**  
(1215/52/IM) (REPORT 6)

**Moved Councillor Foster, seconded Councillor Lester, the substantive motion.**

**The substantive motion was put:**

Voting for: Mayor Wade-Brown, Councillors Ahipene-Mercer, Best, Cook, Coughlan, Eagle, Foster, Gill, Lester, McKinnon, Marsh, Morrison, Pannett, Pepperell and Ritchie.

Voting against: Nil.

Majority Vote: 15:0

**The substantive motion was declared CARRIED.**

**RESOLVED:**

*THAT Council:*

1. (a) *Agree to revoke the reservation against Lots 1 - 4 DP 50108 pursuant to section 24 of the Reserves Act 1977.*  
(b) *Authorise the Chief Executive Officer to conclude the reserve revocation of Lots 1 – 4 DP 50108.*
2. (a) *Agree, if the reserve revocation is successful, that the properties at 106 – 114 Glanmire Road, Newlands (comprising Lots 1 – 4 DP 50108) (the Land) are not required for a public work and are surplus to requirements.*  
(b) *Agree, if the Land is declared surplus, to authorise Council officers or suitably qualified consultants to undertake a section 40 report to identify whether any of the properties must be offered back to the former owner (s) or their successor(s) or whether an exemption from offer back applies under section 40 (2), 40 (3) or 40 (4) of the Public Works Act 1981.*  
(c) *Agree, if the Land is declared surplus, to approve their disposal.*  
(d) *Delegate to the Chief Executive Officer the power to take all actions necessary to sell the Land in accordance with the provisions of the Public Works Act 1981.*



Report to Strategy and Policy Committee, 10 May 2012

## STRATEGY AND POLICY COMMITTEE 10 MAY 2012



REPORT 6  
(1215/52/IM)

## DISPOSAL OF PROPERTIES – 106 TO 114 GLANMIRE ROAD, NEWLANDS

### 1. Purpose of Report

This report seeks that the Committee recommends to Council to declare that the properties at 106 – 114 Glanmire Road, Newlands (the “**Land**”) are no longer required for a public work. To authorise Council officers to proceed with revoking the reserve status pursuant to Section 24 of the Reserves Act 1977 and effect the disposal of the Land pursuant to Section 40 of the Public Works Act 1981.

### 2. Executive Summary

The Land comprises four separate lots and is zoned outer residential under the District Plan – shaded red in the aerial plan at Appendix 1.

The Land is undeveloped, is not used as a park and has been identified as surplus following a study of the parks and reserves network in Newlands in 2009. This study followed on from the adoption of the Northern Reserves Management Plan in 2008 which identified several initiatives to improve the Newlands Parks network. The land has low ecological and recreation values and is close to a local playground at Brandon’s Rock.

Internal business unit consultation confirms that there is no public work requirement for the Land, and Officers are therefore recommending its disposal.

### 3. Recommendations

Officers recommend that the Strategy and Policy Committee:

1. *Receive the information.*
2. *Recommend that the Council:*
  - (a) *Agree to revoke the reservation against Lots 1 - 4 DP 50108 pursuant to section 24 of the Reserves Act 1977.*
  - (b) *Authorise the Chief Executive Officer to conclude the reserve revocation of Lots 1 – 4 DP 50108.*

3. *Note:*
  - (a) *The reserve revocation is conditional on no objections being received following public notification of the intention to revoke the reservation in accordance with section 224 of the Reserves Act 1977.*
  - (b) *That if objections are received to the reserve revocation, a further report will be presented to Council to decide whether to uphold them or not.*
  - (c) *The consent of the Minister of Conservation needs to be obtained in accordance with section 24 of the Reserves Act 1977.*
4. *Recommend that the Council:*
  - (a) *Agree, if the reserve revocation is successful, that the properties at 106 – 114 Glanmire Road, Newlands (comprising Lots 1 – 4 DP 50108) (the **Land**) are not required for a public work and are surplus to requirements.*
  - (b) *Agree, if the Land is declared surplus, to authorise Council officers or suitably qualified consultants to undertake a section 40 report to identify whether any of the properties must be offered back to the former owner (s) or their successor(s) or whether an exemption from offer back applies under section 40 (2), 40 (3) or 40 (4) of the Public Works Act 1981.*
  - (c) *Agree, if the Land is declared surplus, to approve their disposal.*
  - (d) *Delegate to the Chief Executive Officer the power to take all actions necessary to sell the Land in accordance with the provisions of the Public Works Act 1981.*

## **4. Background**

### **4.1 Acquisition History**

In the early 1960's, the Council carried out a realignment of Glanmire Road at its intersection with Turville Crescent. The land freed up by the realignment was later considered by the Town Planning Department. In 1977 it determined that it should be subdivided into four sections, with three to be sold for residential development and the remaining section be set aside as a Reserves Contribution.

Following the subdivision, Lots 1 to 4 on DP 50108 were created. Lot 1 was thought to contain suspect filling and considered unsuitable for residential development. It was therefore dedicated as reserve in 1979.

Lots 2 to 4 were to be offered for sale to the public, however this did not proceed. Instead, they remained undeveloped and were maintained as reserve land by the Council. On 23 November 1995, as part of an ongoing Council

## APPENDIX 2

programme to formally protect all Council freehold land being managed as though it were reserve, Lots 2 to 4 were dedicated as reserve.

### **4.2 Property Description**

There are four parcels (Lots 1 to 4 on DP 50108) on respective titles Computer Freehold Register WN16A/513-516.

As it climbs, Glanmire Road heads in a south-easterly direction until it meets Turville Crescent, at which point it diverges into two parts: the main sealed route (which heads east away from Turville Crescent) and a short, unsealed branch that continues south for approximately 40 metres. The Land is situated at this division. Lots 1 and 2 are accessible from both the unsealed and the sealed portions of Glanmire Road; Lot 3 is only accessible from the sealed eastward-bound portion of Glanmire Road; Lot 4 is situated at the end of the unsealed portion of Glanmire Road and this is its only access to road.

The Land is covered in low scrub and trees. Lot 1 is mostly level, with some gradual sloping towards its western boundary. Lot 2 is mostly level, with some sloping towards its southern boundary. Lot 3 slopes sharply towards its eastern boundary. Lot 4 is a steep site, but flattens out at its height (on the south-eastern boundary) and is fairly level where it meets the unsealed portion of Glanmire Road.

All sites have potential for construction of a residence, though some restrictions on where a dwelling could be built may apply in respect of Lots 3 and 4 as a result of overhead power transmission lines. It is possible that some remedial work may be required on Lot 1 due to fill. If Council approves disposal, Officers will commission a geotechnical report to confirm the viability of this site for residential development.

### **4.3 Previous use**

The Land has been undeveloped and is largely unused, though local residents planted fruit trees on Lots 2 and 3 in 2011. At the time approval was granted for the planting, Parks & Gardens advised that the land may be disposed of in the future. The nearby Lyndfield Lane Reserve has been redesigned with community input to include fruit trees for community use. This information will be communicated to the affected residents during consultation.

The reserve is included in the Northern Reserves Management Plan (NRMP). The actions identified for this area were to rezone the parcels as Open Space B under the District Plan. The NRMP included several initiatives around improving the parks and reserves network in Newlands/Paparangi. This included new playgrounds, future recreation options for some reserves, new track linkages and so on. Following adoption of the NRMP, Officers decided to carry out a more detailed analysis of the network in Newlands/Paparangi. This analysis identified the Land as possibly surplus to requirements and asked for feedback on its future use. Of the 28 submitters, 65% did not know of the area. Suggestions for the area included installing a footpath, putting up a sign and doing some planting.

Council has not proceeded with the rezoning exercise.

### **5. Discussion**

#### ***5.1 Potential role in the parks and reserves network***

In mid-2009 Council carried out an assessment of the parks and reserves network in the Newlands area to see if there were gaps or duplication. The assessment looked at the location, size and layout, the range of activities, accessibility, visual appeal and the amount of winter sun and summer shade.

The assessment found that there are some great parks in Newlands and some changes could improve the range of activities available and the accessibility of some parks. It identified that some parks had significant limitations including being isolated and hidden from view, having poor connections to the neighbourhood, being situated on sloping land that limits use for informal games, and/or were close to other parks.

In late 2009, Council consulted with the community on proposals to improve the quality of these parks and reserves. Council also sought comments on four sites that were assessed as being of poor quality with limited opportunity to improve. The Land was one of those sites. A further assessment confirmed it has low ecological and recreation values and is close to a local playground at Brandon's Rock (see Appendix 2 for an aerial showing reserves in the area).

#### ***5.2 Internal Consultation***

Consultation has been carried out with Council internal business units to consider the disposal of the Land. No business unit has objected to the proposal. Roading has imposed conditions to allow for future footpath development on the sealed part of Glanmire Road that fronts Lots 1 to 3.

Parks and Gardens is asset owner of the Land. The four properties were identified as surplus to requirements by Parks and Gardens during its review of the whole reserve network in the Newlands/Paparangi/Woodridge area as part of the Northern Reserves Management Plan. Parks and Gardens has confirmed it has no requirement for any of these properties, that there are no plans for this site and no amenity or ecological values that Parks and Gardens are looking to maintain or enhance.

#### ***5.3 Reserve revocation***

The titles to each Lot are each subject to the Reserves Act 1977. In order to dispose of the Land, the reservation in respect of each Lot should be revoked, following the process set out in the Reserves Act 1977.

### **5.4 District Plan changes**

The Department of Conservation has been made aware that Council is considering disposal of the Land and therefore the reserve revocation. The Department of Conservation will be further consulted should Council resolve to dispose of the Land.

The Northern Reserves Management Plan recommended the parcels be rezoned as Open Space B. This is no longer appropriate given the network analysis shows the area to be surplus to requirements. There is no significant vegetation on site and the site is of low ecological value.

### **5.5 Financial Considerations**

Officers have undertaken a cost/benefit analysis with regard to disposal of the Land. Estimated costs of disposal are approximately \$80,000 (including costs associated with the reserve revocation process, a section 40 PWA investigation, works required to make the sites suitable for residential development and marketing and advertising). As with the sale of any Council land, costs for work required to facilitate a disposal would be met by the proceeds of sale. Officers have consulted a local Real Estate Agent and understand that sections in this area of similar size and type are currently valued between \$150,000 and \$200,000. Accordingly, the estimated net proceeds from sale of the Land would be between \$520,000 and \$620,000.

### **5.6 Climate Change Impacts and Considerations**

There is no climate change implication associated with this paper.

### **5.7 Long-Term Plan Considerations**

As the reservation will have been revoked on the Land before disposal, the sale proceeds will not need to be paid into the Reserves Purchase and Development Fund pursuant to Section 79 of the Reserves Act 1977. However, when revoking the reserve status, the Minister of Conservation may require the Council use the proceeds for reserve purposes. Otherwise, any sale proceeds generated will be used to offset Council borrowing, and any costs of sale will be offset against sale proceeds.

### **5.8 Next Steps**

If the recommendations of this report are accepted and a resolution to dispose of the property is passed, the next steps would be as below:

1. Investigate offer back obligations under section 40 of the Public Works Act 1981. Approximate timeframe is four weeks.
2. Report to the Chief Executive Officer, with a recommendation to either proceed with an offer back, or to agree that an exemption applies. Approximate timeframe is two weeks.

## APPENDIX 2

3. If no offer back exemption is applicable, offer the property back to the former owner or their successors at current market value. Approximate timeframe is ten weeks.
4. If exemption from offer back applies, or the former owner or their successors are not interested in purchasing the land, commence the revocation process of the reservation against the Land. Approximate timeframe for this step ranges from sixteen to thirty weeks depending on whether any objections are received.
5. Once the reservation has been revoked, decide on the best marketing methodology / commencement of drainage work and electrical investigation. Approximate timeframe is one to ten weeks depending on whether Council undertakes these works or sells as is to a developer.
6. Engage real estate agents to market the property. Approximate timeframe is one week.
7. Sale to new owner/s.

### 6. Conclusion

It is recommended that the Strategy and Policy Committee recommend to Council that, under section 40 of the Public Works Act 1981, the Council owned property at 106 to 114 Glanmire Road, Newlands is not required for a public work, that it is surplus to Council requirements and can be sold. During this process Officers recommend seeking to revoke the reserve status of the land to make it more attractive to prospective purchasers.

**Contact Officers:** *Rosalind Luxford, Property Advisor – Property Projects and Mike Oates, Manager – Open Space & Recreational Planning*

### Supporting Information

**1) Strategic Fit / Strategic Outcome**

*It is in line with the Council's financial principals that assets which are declared surplus to strategic or operational requirements are sold.*

**2) Long-Term Plan/Annual Plan reference and long term financial impact**

*Unless directed otherwise by the Minister of Conservation, any sale proceeds generated will be used to offset Council borrowing, and any costs of sale will be offset against sale proceeds.*

**3) Treaty of Waitangi considerations**

*There are no Treaty of Waitangi implications.*

**4) Decision-Making**

*This is not a significant decision. The report sets out the options available and reflects the views and preferences of those with an interest in this matter who have been consulted with.*

**5) Consultation**

**a) General Consultation**

*Relevant Council business units have been consulted with, and have no objection to the intention to dispose of this land.*

*Public consultation will be carried out as per the statutory requirements of the reserve revocation process.*

**b) Consultation with Maori**

*Both Port Nicholson Block Settlement Trust and Ngati Toa have no objections to the intention to dispose of the land.*

**6) Legal Implications**

*Any Sale and Purchase Agreements will be prepared by the Council's solicitors. A solicitor's certificate will be obtained before any documentation is executed.*

**7) Consistency with existing policy**

*This report recommends measures which are consistent with existing Wellington City Council policy for the disposal of surplus property.*

APPENDIX 1

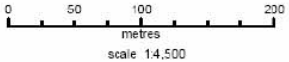




APPENDIX 2



**Appendix 2**  
Location of Glanmire Road Reserve



Property boundaries, 20m Contours, road names, rail line, address & title points sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Census data sourced from Statistics NZ. Postcodes sourced from NZ Post. Assets, contours, water and drainage information shown is approximate and must not be used for detailed engineering design. Other data has been compiled from a variety of sources and its accuracy may vary, but is generally +/- 1m.

MAP PRODUCED BY:  
Wellington City Council  
101 Wakefield Street  
WELLINGTON, NZ

ORIGINAL MAP SIZE: A4  
AUTHOR: 19/04/2012  
DATE: nation2t  
REFERENCE:



## Objections

*Submission from Deane Virtue,  
2012*

*5 July*

Submission to keep Glanmire Rd properties in Council control

I see the selling the properties in Glanmire Rd as short-sighted and an opportunity lost.

Having lived beside the proposed properties for the last 20 years I know how many children have built forts and played adventure games on this land. The vegetation on the land has gone from well maintained to wilderness as different residents have come and gone. At the moment there are plantings done by residents and also, pest plant control work done by the Council; given time it would be back to bush. This area is an opportunity for the nearby neighbours to get together and make/maintain an area for the greater community.

What I would like to see is it maintained as a passive reserve or if the money was available Edgcombe Street play-area moved to the more sheltered area of Glanmire Rd.

Edgcombe Street play-area is on one of the highest points in Newlands it is exposed to all conditions, and gets winds from all directions, making it a little used park, also there is no vegetation there for the children to make their own fun. If the Park was moved to 106 Glanmire Rd it would be sheltered and an adventure park could be incorporated into the existing vegetation.

Different groups of residents have planted this area over the years, for the local children and to attract the growing bird population. We have currently Tuis, Kingfishers and other birds flying and feeding in the native bush. With the reduction of more bush land from this side of Newlands, these birds will not be enjoyed or seen. On this side of Newlands there is very little vegetation that children can play in, and to lose his safe area to more buildings and infilling, would be a blow to all rate payers in the area.

Newlands being a first home buyers area is always fill of young families, it is also a growing suburb, and to sell this land would limit options in the future.

Newlands has been neglected over the years, even though it is one of the larger suburbs. It is good to see that with a new supermarket being built, some money has been put back into the community. With selling this though it seems that we have to lose something to gain in another area. We have paid rates over the years and received very little when it comes to play areas and passive reserves that children and families can utilise.

I have discussed this with some of my neighbours and they are of the same mind. If it would help I can collect ratepayers' signatures to support this submission.

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*Submission from Neoni Humphreys,  
2012*

*5 July*

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**From:** Neoni Humphreys  
**Sent:** Thursday, 5 July 2012 9:10 p.m.  
**To:** Rosalind Luxford  
**Subject:** Proposed disposal of 106 Glanmire road Newlands

Dear Rosalind Luxford

I totally disagree with revoking the reserve land if sold as it would create more congestion on the roads and I have children that walk up and cross Glanmire road and to have another 4-10 cars on that stretch of road in my opinion would be dangerous.

I am also concerned about how my property will be effected eg. loss of sun, my views and privacy. The amount of houses is also a concern how many will be built and what will the height be. Who will own the houses private or state housing?

Yours sincerely

Neoni Humphreys  
Dan Merdler

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Submission from Josh Southee,  
2012

9 July

## SUBMISSION/FEEDBACK FORM



The Council is considering selling four vacant sites at 106 Glanmire Road, Newlands. The sites are each between 400 sq m and 854 sq m on Lots 1-4 DP 50108 (CFR WN16A/513-516). They are reserve land and the Council plans to revoke their reserve status and dispose of the land.

In accordance with section 24 of the Reserves Act 1977, we are seeking feedback on the proposal. If you would like to comment on the possible revocation of the reserve status of 106 Glanmire Road, Newlands, please complete this Freepost form and return it to the Council, or comment online in the Public Notices section of our website [Wellington.govt.nz](http://Wellington.govt.nz)

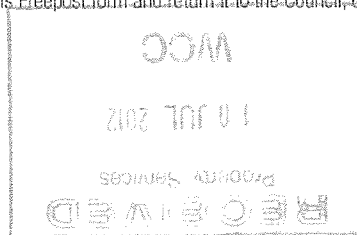
Feedback is required by 5pm, Friday 6 July 2012.

If you have any questions about the proposal, please contact

Rosalind Luxford  
Property Projects  
Wellington City Council

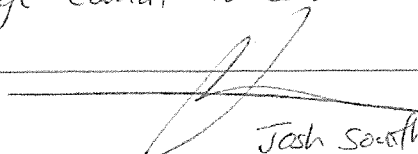
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SUBMITTER DETAILS	
<input type="radio"/> Mr/Mrs/Ms/Miss/Dr (circle which applies)	
First name(s)	Josh Southee.
Last name	
Street address	
Phone	
Email	
Are you making this submission on behalf of an organisation?	
If so, which one?	
<p><b>Privacy statement:</b> Any contact details provided will be recorded by Wellington City Council and you may request access to, or correction of, information about you by contacting Wellington City Council during business hours. We will not disclose your contact details to any third party except as required or permitted by the New Zealand Privacy Act 1993 or other applicable laws.</p>	

MY SUBMISSION IS
<p>I would like to object to this proposal. Neighbourhood children play in this area. It is also a habitat for Tui and other birdlife. The proposal will no doubt result in the sale of this land and this will more than likely result in obstructive houses, which will destroy my view and will cut down on sun. I urge Council to consider this very carefully.</p>

  
Josh Southee

\*This submission was received after the deadline for submissions (6 July 2012). However, officers accepted the submission as there appeared to be no prejudice to any other party in doing so.